



ARIZONA STATE SENATE
Fifty-Fifth Legislature, Second Regular Session

FACT SHEET FOR S.B. 1342

communist party; property ownership; prohibition

Purpose

Prohibits the Chinese Communist Party (CCP) and its members from owning real property in Arizona. Deems a deed for any real estate conveyance in which the CCP or its members are the recipient to be invalid.

Background

Every deed or conveyance of real property must be: 1) in writing; 2) signed by the grantor; and 3) duly acknowledged before an officer authorized to take acknowledgements ([A.R.S. § 33-401](#)). No instrument affecting real property gives notice of its contents to subsequent purchasers or encumbrance holders for valuable consideration without notice, unless recorded as provided by law in the office of the county recorder of the county in which the property is located ([A.R.S. § 33-411](#)).

Statute outlines rules of construction and interpretation for deeds and conveyances of real property ([A.R.S. Title 33, Chapter 4, Article 3](#)).

There is no anticipated fiscal impact to the state General Fund associated with this legislation.

Provisions

1. Prohibits the CCP and its members from owning real property in Arizona.
2. Deems a deed for any real estate conveyance in which the CCP or its members are the recipient to be invalid.
3. Becomes effective of the general effective date.

Prepared by Senate Research
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JT/sr